



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JANUARY 05, 2026
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the December 09, 2025, meeting minutes.

Motion made by Commissioner Moore to approve the minutes as presented. Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Rayburn

2. Public hearing on a request for a conditional use permit regarding approximately 1.0 acres of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the construction of an accessory dwelling.

Commissioner Gibson opened the public hearing at 6:33 pm.

Asst. City Manager Maldonado read the following statement:

The property is not platted. This property is zoned (A) Agricultural District. The conditional use permit is to allow for the construction of an accessory dwelling. Purpose of Conditional Use permit: The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the health, safety, and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters, and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and

Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood. 5.6 Accessory Dwellings. Accessory Dwellings may be maintained within single-family residential zoning districts, including the Agricultural-Rural district and single-family uses within the HP district, under the following conditions: All accessory dwellings shall require an approved Conditional Use Permit

No other comments were made.

Commissioner Gibson closed the public hearing at 6:34 pm.

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 1.0 acre of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the use of an accessory dwelling unit.

Motion made by Commissioner Moore to approve with an amendment to the Ordinance as proposed. Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Rayburn

4. Public hearing on a request for a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court.

Commissioner Gibson opened the public hearing at 6:35 pm.

Asst. City Manager Maldonado read the following statement:

This property was platted as two lots. This property is zoned as (R-1) Single Family Residential. This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to combine two lots into one for the future construction of a residential home. Financial Information: Only cost associated with the replat request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices are sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

Commissioner Gibson closed the public hearing at 6:36 pm.

5. Discuss, consider, and possible action on approving a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court. (Staff Resource: A. Maldonado)

Motion made by Commissioner Purdom to approve. Seconded by Commissioner, Rayburn.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Rayburn

6. Public hearing on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

Commissioner Gibson opened the public hearing at 6:37 pm.

Asst. City Manager Maldonado read the following statement:

The property is currently unplatted and consists of approximately 2.0 acres. The property is zoned (R-1) Single Family Residential District. The applicant intends to build a home and have livestock. The Ordinance requires 1 acre per head of livestock. The current single-family residential zoning does not allow livestock. Rezoning to R-1L is consistent with surrounding development patterns and the Future Land Use Plan. Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use. Financial Information: The cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices are sent out not less than 10 days before the P&Z public hearing and at least 15 days before the Planning and Zoning and City Council public hearing.

No public comments were made.

Commissioner Gibson closed the public hearing at 6:39 pm.

7. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

Motion made by Commissioner Rayburn to approve. Seconded by Commissioner Moore.
Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Rayburn

D. ADJOURN

Approved: February 19, 2026

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary